

Courts desk

Adams County · OH

Trustee / foreclosure sale notice



Adams County Sheriff's Foreclosure Sale: 5595 St Rt 41 — Auction October 19, 2026

Public paper · October 4, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Adams County sheriff's foreclosure sale under a court judgment scheduled October 19, 2026 at 10:00 AM — 5595 St Rt 41. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published sheriff's foreclosure sale under a court judgment notice schedules a foreclosure auction for real property in Adams County, OH. The sale is set for October 19, 2026 at 10:00 AM at Online at <https://adams.dev.sheriffsaleauction.ohio.gov> (Adams County Sheriff).

Property and parties named in the notice

- Street address believed: 5595 St Rt 41, Manchester, OH 45144 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Adams County, OH.
- Grantor / borrower of record (as named): Kody L. Patrick.
- Current mortgagee / judgment creditor (as named): PennyMac Loan Services, LLC.
- File / TS / case reference: CVE 20260021.

Sale terms the notice states

- Sale is at public auction to the highest bidder under the terms in the published notice.

- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Terms are cash or certified funds unless the notice states otherwise (credit bids by the secured party may be allowed).
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

Sources

1. Adams County Ohio Sheriff's Sale notice — sale October 19, 2026, Online at <https://adams.dev.sheriffsaleauction.ohio.gov> (Adams County Sheriff); property 5595 St Rt 41, Manchester, OH 45144. <https://www.noticeregistry.com/ohio/notice/foreclosure-manchester-326571>

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
- Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

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